



CITY OF
**West
Linn**

Athey Creek Middle School

AP-21-02

October 4, 2021

Overview



- ◆ Appeal Public Hearing for West Linn – Wilsonville School District’s Application for a proposed new Athey Creek Middle School. **CUP-21-02/DR-21-04/WRG 21-02/MISC 21-04/VAR-21-01/VAR-21-06/LLA-21-02**
- ◆ Willamette Neighborhood Association (WNA) Boundary
- ◆ The appeal was made by the WNA.
- ◆ Planning Commission Approved August 18, 2021
 - Three added Conditions of approval

City Council Options

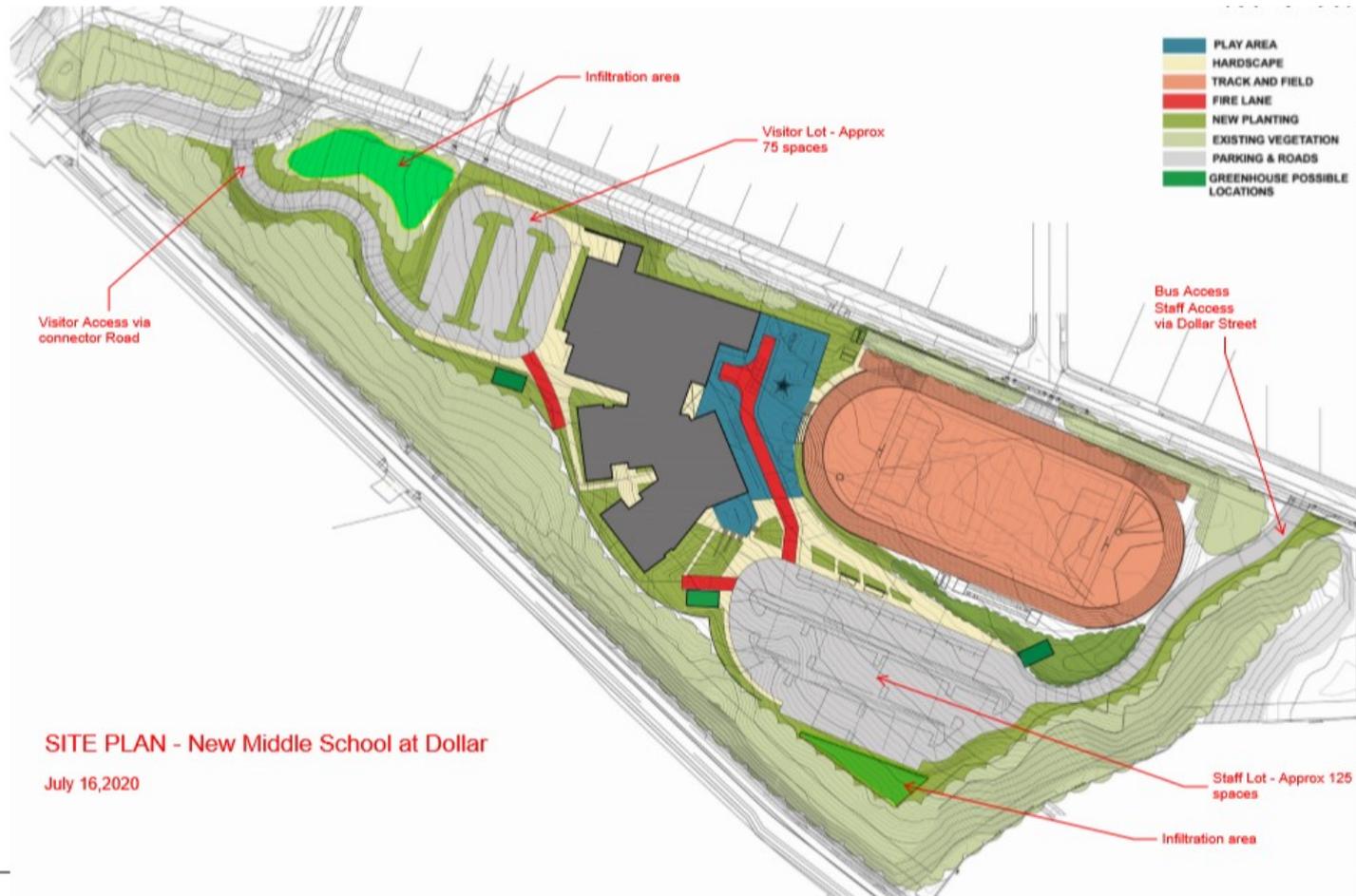


- ◆ Deny Appeal: Upholding planning commission approval
- ◆ Deny Appeal: With modified conditions of approval
- ◆ Approve Appeal: Denying the school district's application

Vicinity Map



Site Plan



Project Description



- ✔ Construct a new Athey Creek Middle School at 840 and 945 Dollar Street
 - 110,972 Square feet
 - 22.11 acre site
 - 25 classrooms for 850 students and staff
 - Running track
 - Turf athletic field
 - Outdoor learning areas

Project Description



- ◆ Includes frontage and offsite improvements to Dollar Street and WFD
- ◆ Proposed roundabout at proposed new intersection of WFD and Brandon Place
- ◆ Proposed Brandon Place extension includes sidewalks on both sides
- ◆ A proposed pathway connection on Brandon Place to provide a pedestrian connection to City walking path below Fields Bridge, to the park
- ◆ Frontage improvements to Dollar Street and WFD include:
 - Pavement replacement, planter strips, sidewalks, and street trees

Applicable Community Development Code



- ◆ 16 applicable CDC chapters
- ◆ Chapter 11: Single-Family Residential Detached, R-10
- ◆ Chapter 28: Willamette and Tualatin River Protection
- ◆ Chapter 32: Water Resource Area Protection
- ◆ Chapter 34: Accessory Structures, Accessory Dwelling Units, and Accessory Uses

*All code criteria met. No development proposed with the WRA. Mitigation proposed on the east side of the property.

3 accessory structures on the property. All 3 meet dimensional and setback requirements.

Applicable Community Development Code



- ◆ Chapter 41: Building Height, Structures on Steep Lots, Exceptions
- ◆ Chapter 42: Clear Vision Areas
- ◆ Chapter 46: Off-Street Parking, Loading, and Reservoir Areas
- ◆ Chapter 48: Access, Egress, and Circulation

Criteria within Chapter 46.070.B. Maximum distance allowed between parking area and use not met.

- *Variance 21-01 Requested by applicant*
- *Max distance allowed for parking 200 feet from entry of building*
- *Proposed east parking lot is more than 200 feet from entry to building*

Applicable Community Development Code



- ◆ Chapter 52: Signs
- ◆ Chapter 54: Landscaping
- ◆ Chapter 55: Design Review
- ◆ Chapter 60: Conditional Use

All criteria met except for Chapter 52.300 Permanent Sign Design Standards.

- *Variance (VAR-21-06) requested by applicant*
 - *On-wall sign dimensions allow 18 square feet total*
 - *Applicant requests variance to allow 110 square feet of on-wall signage*
 - *Due to distance from Dollar Street (466 feet)*

Applicable Community Development Code



- ◆ Chapter 75: Variances and Special Waivers
- ◆ Chapter 92: Required Improvements
- ◆ Chapter 96: Street Improvement Construction
- ◆ Chapter 99: Procedures for Decision Making: Quasi-Judicial

Two variances requested as previously noted. Required street improvements will conform to City of West Linn Public Works standards. Additional conditions of approval added.

Conditions of Approval



🌿 Ten conditions of approval

- Three added by Planning Commission

Conditions of Approval 1-6



◆ **Conditions of Approval:**

◆ Ten Total Conditions

◆ Site Plans

◆ Engineering Standards

◆ ***Landscaping Installation***

◆ Erosion Control

◆ Curb Cuts

◆ Street Improvements

Condition of Approval #7



- ◆ Conditions of approval #3 and #7 are identical.
- ◆ ***Landscaping Installation: All landscaping improvements, including but not limited to planting of trees and shrubs, are subject to the conformance with the City Municipal Code and Community Development Code. Landscaping must be installed prior to the issuance of occupancy permits.***
- ◆ Scrivener's error when putting together the Final Decision and Order for the Planning Commission

Condition of Approval #8



- ◆ The Planning Commission added three conditions of approval:
- ◆ Condition #8

Roundabout Pedestrian Safety: At the proposed roundabout at Brandon Place and Willamette falls drive the applicant will construct appropriate marked pedestrian crossings.

Conditions of Approval #9



◆ Condition #9

School Speed Zone: The applicant shall implement a school speed zone limit of 20 mph on Willamette Falls Drive, Brandon Place, and Dollar Street. Flashing beacons will be installed to alert vehicle traffic of the school speed zone.

Conditions of Approval



Condition #10

Brandon Place Extension: The proposed Brandon Place extension will not be built as a through street. The extension will only be built for emergency vehicle access.



Staff Recommendation



- ◆ Staff Recommends denial of the appeal. Upholding the Planning Commission's decision to approve **CUP-21-02/DR-21-04/WRG 21-02/MISC 21-04/VAR-21-01/VAR-21-06/LLA-21-02**
- ◆ Staff further recommends removing condition of approval #7 as it is duplicative.
- ◆ Lastly, Staff recommends removing condition of approval #10 thus allowing the Brandon Place extension to be an open through street.

Questions



🍃 Questions of Staff?